

EXHIBIT O
HAZARDOUS SUBSTANCES EXCEPTIONS



Phase I Environmental Site Assessment
Former Los Arcos Mall
Southeast Corner of Scottsdale & McDowell Roads
Scottsdale, Arizona

Submitted To:

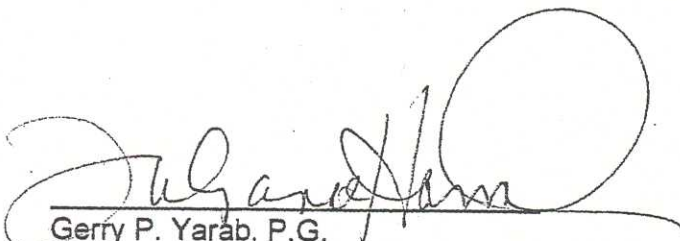
The Ellman Companies
4040 East Camelback Road
Phoenix, Arizona 85018

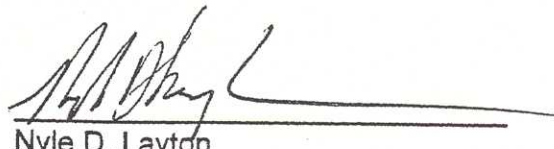
Submitted By:

AMEC Earth & Environmental, Inc.
3232 West Virginia Avenue
Phoenix, Arizona 85009
(602) 272-6848

June 16, 2003

AMEC Job No. 3-114-002052


Gerry P. Yarab, P.G.
Project Manager


Nyle D. Layton
Technical Reviewer

**EXECUTIVE SUMMARY
TABLE OF HAZARDOUS MATERIALS**



Petroleum

| | |
|----------------------|---|
| Hydraulic Oil | Hydraulic lifts were formerly located at the Sears Automotive and European Auto Centers. Two hydraulic lifts at the sears building apparently leaked to a maximum depth of five feet bgs. Following demolition of the of the Sears Automotive Center, no observed indications of a petroleum release was indicated (AMEC, 2002b). During demolition of the European Auto Center, no indication of a petroleum release was observed. A 50-gallon hydraulic oil reservoir was found, emptied of oil and disposed of (AMEC 2002b). |
| Diesel Fuel | A 275-gallon AST containing diesel fuel was formerly located in the basement of the Sears building to power and emergency generator. There is no information indicating that the AST leaked (AMEC, 2000a). |
| Other | During the remediation of a PCB oil spill in the transformer vault of the former Sears basement, a soil sample was collected near the concrete-lined sump which indicated a concentration of 18,000 mg/kg of petroleum hydrocarbons. The lateral and vertical extent of this contamination is unknown. |

Solvent/Paints

A sink in a paint spray booth in the basement of the Broadway Store was used for cleanup of painting equipment (LAW, 1996a). A soil sample collected under this sink indicated no VOCs (LAW, 1996b).

PCBs

| | |
|---------------------|---|
| Spills | An attempted theft of six transformers in a subterranean concrete structure on the west side of the former Sears basement resulted in the spillage of PCB oil and contamination inside the vault and exterior soil. Post remediation sampling indicated that the soils of the site contain no PCBs above ADEQ Residential Soil Remediation Levels. The concrete floor in the vault is contaminated with PCBs. However, EPA rules allow the material to be maintained on-site in a restricted traffic area (AMEC, 2002). |
| Transformers | Six pad-mounted transformers remain on the Property. One of the transformers is known to contain PCB oil and is leaking. Three have been classified by the manufacturer as non-PCB, but have not been tested. One of these transformers is leaking. The remaining two transformers have been neither tested nor certified by the manufacturer as to their status. |

Asbestos

Asbestos containing building materials (ACBM) from the main portion of the former Los Arcos Mall, Sears, Broadway Southwest and the two former auto centers has been removed (AMEC, 2001). Underground transite water pipe still remains on the Property. The former Compass Bank building has not been inspected for ACBM.

Photographic Chemicals

Several former business in the mall provided photographic development services. These businesses were not found to present a significant environmental concern (ERT, 1998a).

Any monitoring wells currently on the property.

**EXECUTIVE SUMMARY
TABLE OF HAZARDOUS MATERIALS**



| Petroleum | |
|---|---|
| Hydraulic Oil | Hydraulic lifts were formerly located at the Sears Automotive and European Auto Centers. Two hydraulic lifts at the sears building apparently leaked to a maximum depth of five feet bgs. Following demolition of the of the Sears Automotive Center, no observed indications of a petroleum release was indicated (AMEC, 2002b). During demolition of the European Auto Center, no indication of a petroleum release was observed. A 50-gallon hydraulic oil reservoir was found, emptied of oil and disposed of (AMEC 2002b). |
| Diesel Fuel | A 275-gallon AST containing diesel fuel was formerly located in the basement of the Sears building to power and emergency generator. There is no information indicating that the AST leaked (AMEC, 2000a). |
| Other | During the remediation of a PCB oil spill in the transformer vault of the former Sears basement, a soil sample was collected near the concrete-lined sump which indicated a concentration of 18,000 mg/kg of petroleum hydrocarbons. The lateral and vertical extent of this contamination is unknown. |
| Solvent/Paints | |
| A sink in a paint spray booth in the basement of the Broadway Store was used for cleanup of painting equipment (LAW, 1996a). A soil sample collected under this sink indicated no VOCs (LAW, 1996b). | |
| PCBs | |
| Spills | An attempted theft of six transformers in a subterranean concrete structure on the west side of the former Sears basement resulted in the spillage of PCB oil and contamination inside the vault and exterior soil. Post remediation sampling indicated that the soils of the site contain no PCBs above ADEQ Residential Soil Remediation Levels. The concrete floor in the vault is contaminated with PCBs. However, EPA rules allow the material to be maintained on-site in a restricted traffic area (AMEC, 2002). |
| Transformers | Six pad-mounted transformers remain on the Property. One of the transformers is known to contain PCB oil and is leaking. Three have been classified by the manufacturer as non-PCB, but have not been tested. One of these transformers is leaking. The remaining two transformers have been neither tested nor certified by the manufacturer as to their status. |
| Asbestos | |
| Asbestos containing building materials (ACBM) from the main portion of the former Los Arcos Mall, Sears, Broadway Southwest and the two former auto centers has been removed (AMEC, 2001). Underground transite water pipe still remains on the Property. The former Compass Bank building has not been inspected for ACBM. | |
| Photographic Chemicals | |
| Several former business in the mall provided photographic development services. These businesses were not found to present a significant environmental concern (ERT, 1998a). | |